PROPERTY TAX INFORMATION:

OWNER: David G. Key
Mona W. Key
4487 Post Place #32
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

SEND TAX BILLS TO: Same

Davidson County DEEDWARR
Recvd: 06/06/02 08:35 2pgs
Fees:13.00 Taxes:684.50
20020606-0068608

Map/Group: 103-15-B
Parcel: 32.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the undersigned, **Margaret A. Turner, widowed** , has bargained and sold and does hereby transfer and convey unto **David G. Key, and wife, Mona W. Key,** their heirs and assigns, forever, that certain tract or parcel of real estate situated in the 8DA-61331 Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Unit 32, of Lion's Head Condominium, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, Page 70, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, said Register's Office.

Being the same property conveyed to John W. Turner, Jr. and wife, Margaret Turner by Warranty Deed from Lion's Head Associates of record in Book 5640, page 384, Register's Office for Davidson County, Tennessee. The said John W. Turner, Jr. has since died December 11, 1996, and upon his death title to the above-mentioned property was vested in Margaret Turner as the sole surviving tenant by the entirety.

Margaret Turner and Margaret A. Turner are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, their heirs and assigns, forever.

I, the undersigned, covenants with the said Grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered, except by lien of the 2002 property taxes which have been prorated between the parties and the Grantors having paid their prorata share unto the Grantees at closing, the Grantees agreeing to pay the same in full when due.

I, the undersigned further covenants and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantees upon delivery of this deed.

WITNESS OUR HAND, this the 31st day of May, 2002.

Margaret A. Turner

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 31st day of May, 2002, before me personally appeared Margaret A. Turner, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

My Commission Expires: 04-19-04

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 31st day of May, 2002.

NOTARY PUBLIC

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

My Commission Expires: 04-19-04